

**TOWN OF WILTON
PLANNING BOARD MEETING
APPROVED MINUTES**

DATE: December 17, 2014
TIME: 7:30 P.M.
PLACE: Wilton Town Hall Courtroom
PRESENT: Wilton Planning Board Members: Chairman Alec MacMartin, Vice Chairman Jeff Kandt, Neil Faiman, Sara Spittel, Marcie Kearns, Matt Fish (arrived late) Alternate Dawn Tuomala, Board of Selectmen Representative Bill Condra, NRPC Representative Jill Longval, and Clerk Heather Loewy Nichols.

The agenda was amended as follows:

Work Session

- 1.) Other Business: Impact Fees Discussion
- 2.) Minutes: October 15, 2014
- 3.) Minutes: November 5, 2014
- 4.) PB13-007-SPRA: Hilltop Café
- 5.) PB14-005-SPR: Patrick Gilliam and Pine Hill Waldorf School
- 6.) Other Business: Joan Lemire; Pre-application
- 7.) Other Business: Planning Board Budget Issues
- 8.) Other Business: 2015 Zoning Changes Prep Work
- 9.) Other Business: Presentation of Wilton Hazard Mitigation Plan Update 2014
- 10.) Adjournment

PUBLIC HEARING

Chairman MacMartin opened the public hearing at 7:35 and read the Impact fee Public Hearing notice as follows:

Under the authority and procedures provided by the Wilton Impact Fee Ordinance (adopted March 2001), the Planning Board will review and consider adoption of the Impact Fee Assessment and Schedule. The document "Impact Fee Analysis, Town of Wilton, NH, Phase 2: Impact Fee Schedules" along with a summary "Wilton Impact Fee Schedule 2014" are available for review in the Wilton Town Hall.

Mr. MacMartin asked if there was any input from the public and heard none.

A MOTION was made by Ms. Spittel and SECONDED by Mr. Kandt to adopt the Impact Fee Assessment and Schedule.

Voting: 6 ayes; motion carried unanimously.

The Board thanked Ms. Tuomala for the hard work she has put in on this project for the last several years and Chairman MacMartin closed the public hearing.

REGULAR MEETING

Other Business

1) Driveway Location Discussion – Bill Raney Lot F-2-1 Coburn Road

Bill Raney appeared before the Board and explained that he is in the process of purchasing a 5.7 acre parcel of land from the Jowess family, formerly a portion of the Girl Scout camp off of Coburn and Wilson Road, and he was told that he would need at least the approval of the Board of Selectmen to place two driveway entrances for a circular drive in and out of Colburn Road. He further explained that the Board of Selectmen had no issues with his proposal as long as he agreed to maintain Coburn Road and agreed to abide by town rules and regulations; however they did ask that he get Planning Board approval. Mr. Raney submitted an approximate site plan of his driveway proposal to the Board.

Mr. Kandt noted that Wilton regulations only allow for one driveway entrance unless otherwise permitted by the Planning Board and questioned whether Mr. Raney had sought input from the Road Agent. Mr. Raney stated that the Road Agent had stated that he had no jurisdiction because the road in question is a Class VI road.

Ms. Tuomala noted that the Raney's will have frontage on Wilson Road and have asked for permission to use Coburn Road instead.

The Board noted that the regulations require that the applicant present a hardship, unique to the parcel, in order to be granted permission for additional curb cuts. Discussion ensued about possible hardship issues but none were found. Both Mr. Raney and Ms. Tuomala noted that once they start construction a hardship situation may become apparent.

In response to a question from Mr. Raney, Mr. MacMartin stated that the Board has no objection to a single driveway on Coburn Drive.

The Board noted that Mr. Raney should refer to Sections 674:41 I (c) and G 3.0 A:13 of the Wilton Ordinance.

Matt Fish arrived at the meeting.

Minutes of Previous Meetings

2) November 19, 2014

After review, a MOTION was made by Ms. Spittel and SECONDED by Mr. Kandt to approve the minutes of November 19, 2014 as amended.

Voting: 5 ayes; motion carried with Mr. Condra and Mr. Fish abstaining.

3) December 3, 2014

After review, a MOTION was made by Ms. Spittel and SECONDED by Ms. Kearns to approve the minutes of December 3, 2014 as amended.

Voting: 5 ayes; motion carried with Mr. Condra and Mr. Fish abstaining.

Other Business

4) 2015 Zoning Changes

After discussion, the Board decided to hold a public hearing on the proposed zoning changes for Section 17.1 and Article II on January 21, 2015 and therefore post the required notice on January 9, 2015.

5) Economic Chapter Outline

As Mr. Williams was absent this meeting, the Board asked that this item be continued to the January 7th meeting.

6) Continued discussion on the Change of use Procedure.

Ms. Tuomala submitted a "Business Location Change of Use/Expansion of Use" form from the Town of Pembroke to the Board for review. After discussion the Board decided to have it reviewed by Town Counsel (Chairman MacMartin will submit it to him) and continue the discussion further at the February 4th meeting.

7) Resignation

Ms. Nichols announced her resignation as Board Clerk explaining that the demands of her sick family, as well as herself, have become too overwhelming. Discussion ensued as to possible candidates as well as the possibility of utilizing a current or future town hall employee.

The Board thanked Ms. Nichols for her service to the Wilton Planning Board.

8) Adjournment

A MOTION was made by Mr. Kandt and SECONDED by Mr. Faiman to adjourn the meeting.

Voting: 7 ayes; motion carried unanimously.

Chairman MacMartin declared the meeting adjourned.

Respectfully Submitted,
Heather Loewy Nichols (DRAFT)
Sorrell Downing (APPROVED)
Clerk